

ORDINANCE NO. 4903

AN ORDINANCE TO AMEND BOSSIER PARISH ORDINANCE NO. 4705 OF 2018, WHICH ADOPTED AN AMENDED UNIFIED DEVELOPMENT CODE FOR THE BOSSIER CITY-PARISH METROPOLITAN PLANNING COMMISSION AND THE PARISH OF BOSSIER, LOUISIANA, BY CHANGING THE ZONING CLASSIFICATION OF A CERTAIN TRACT OF LAND BEING 4.524 ACRES, MORE OR LESS, LOCATED IN SECTION 33, TOWNSHIP 19 NORTH, RANGE 13 WEST, BOSSIER PARISH, LA, FROM R-A, RESIDENCE-AGRICULTURAL DISTRICT, TO B-1, BUSINESS, COMMERCIAL OFFICE DISTRICT, FOR A PROPOSED OFFICE PARK; LOCATED ON THE SOUTHEAST CORNER OF WEMPLE ROAD AND OLD BROWNLEE ROAD (CASE P-23-22)

BE IT ORDAINED by the Bossier Parish Police Jury in regular and legal session convened on this 17th day of August, 2022, that Ordinance No. 4705 of 2018 (Amended Unified Development Code) of the Police Jury of Bossier Parish, is hereby amended to change the zoning classification of a certain tract of land being 4.524 acres, more or less, located in Section 33, Township 19 North, Range 13 West, Bossier Parish, LA, from R-A, Residence-Agricultural District, to B-1, Business, Commercial Office District, for a proposed office park; located on the southeast corner of Wemple Road and Old Brownlee Road, being more particularly described as follows:

BEGINNING AT A FOUND 1/2" IRON PIPE AT THE INTERSECTION OF THE SOUTH RIGHT OF WAY OF WEMPLE ROAD AND THE EAST RIGHT OF WAY OF OLD BROWNLEE ROAD, FROM SAID POINT OF BEGINNING, RUN THENCE SOUTH 89°49'25" EAST FOR A DISTANCE OF 383.72 FEET, THENCE RUN SOUTH 00°11'54" WEST FOR A DISTANCE OF 760.00 FEET, THENCE RUN NORTH 89°49'25" WEST FOR A DISTANCE OF 154.92 FEET TO THE EAST RIGHT OF WAY LINE OF OLD BROWNLEE ROAD, THENCE RUN ALONG THE EAST RIGHT OF WAY LINE OF OLD BROWNLEE ROAD THE FOLLOWING FOUR CALLS: NORTH 12°27'04" WEST FOR A DISTANCE OF 65.16 FEET, ALONG A CURVE TO THE LEFT A DISTANCE OF 223.39 FEET (SAID CURVE HAVING A RADIUS OF 3103.13 FEET AND A CHORD OF NORTH 14°30'58" WEST FOR A DISTANCE OF 223.35 FEET), NORTH 16°34'43" WEST FOR A DISTANCE OF 243.67 FEET, ALONG A CURVE TO THE LEFT A DISTANCE OF 262.15 FEET (SAID CURVE HAVING A RADIUS OF 2756.51 FEET AND A CHORD NORTH 19°18'00" WEST FOR A DISTANCE OF 262.05 FEET) TO THE POINT OF BEGINNING.

SAID TRACT CONTAINING 4.524 ACRES.

Applicant: Ryan Estess, Raley and Associates
Purpose: Office Park

The ordinance was offered by Mr. Marsiglia, seconded by Mr. Gray. Upon unanimous vote, it was duly adopted on this 17th day of August, 2022.

RACHEL D. HAUSER
PARISH SECRETARY

THOMAS D. SALZER, PRESIDENT
BOSSIER PARISH POLICE JURY